

RESOLUTION NO 1822A

WHEREAS, Two Rivers Land Development, LLC, has requested a revision to the Flathead County Master Plan, to change the designation of approximately 1,460 acres of property from designations including Agricultural, Open Space, Suburban Residential, Commercial, and Industrial, and portions of which are zoned as B-2 (General Business), R-1 (Suburban Residential), SAG-5 (Suburban Agricultural), SAG-10 (Suburban Agricultural) and AG-80 (Agricultural), to designations of Urban Residential, Suburban Residential, Commercial, Industrial and Open Space, to allow for residential, commercial and industrial development of the properties,

WHEREAS, the property involved is located generally north of West Reserve Drive and between Whitefish Stage Road and U S Highway 93, with a small portion lying west of U S Highway 93 between Country Estates and Big Mountain Golf Course,

WHEREAS, the Flathead County Planning Board recommended that the Board of Commissioners adopt the revision to the Flathead County Master Plan,

WHEREAS, the Board of Commissioners passed a resolution of intent (Resolution No 1822) to consider the requested plan change on May 4, 2005, and gave notice that it would consider public comment received prior to June 6, 2005, and

WHEREAS, the Board of Commissioners has considered the information presented to it since the adoption of that resolution of intent

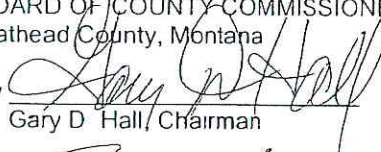
NOW THEREFORE, BE IT RESOLVED, pursuant to Section 76-1-604, M C A , by the Board of Commissioners of Flathead County, Montana, that it hereby adopts a revision to the Flathead County Master Plan by the adoption of the Two Rivers Land Development, LLC designation of approximately 1,460 acres of property from designations including Agricultural, Open Space, Suburban Residential, Commercial, and Industrial, and portions of which are zoned as B-2 (General Business), R-1 (Suburban Residential), SAG-5 (Suburban Agricultural), SAG-10 (Suburban Agricultural) and AG-80 (Agricultural), to designations of Urban Residential, Suburban Residential, Commercial, Industrial and Open Space, to allow for residential, commercial and industrial development of the properties, as set forth on the map attached hereto as Exhibit A

BE IT FURTHER RESOLVED that the Policy Statements and Guidelines to be adopted in conjunction with the proposed plan change are set forth on Exhibit B hereto

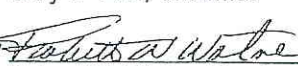
DATED this 28th day of June, 2005

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By


Gary D. Hall, Chairman

By


Robert W. Watne, Member

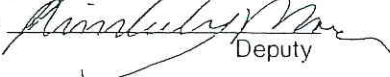
By


Joseph D. Brenneman, Member

ATTEST

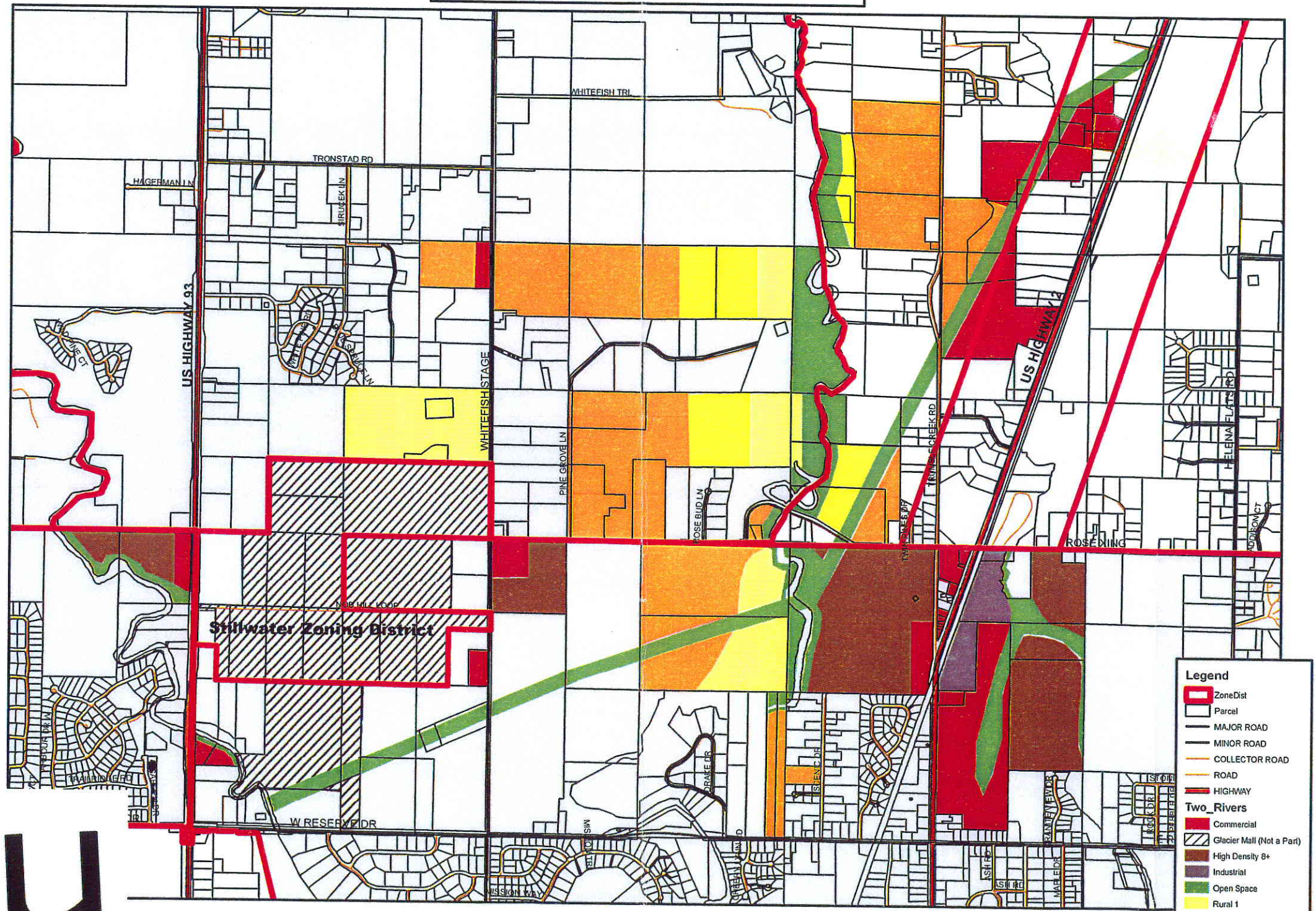
Paula Robinson, Clerk

By


Deputy

Two Rivers Plan

Exhibit A: Two Rivers Plan



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EXHIBIT B
TWO RIVERS MASTER PLAN AMENDMENT

Policy Statements and Guidelines for the Two Rivers Master Plan Amendment are as follows

- 1 The Two Rivers Master Plan Amendment area is an area appropriate for urban expansion and development. Urban services and utilities will be identified by the County and be required to be available at the time of the first phase of development. No urban services will be required for rural area designations.
- 2 It is encouraged that a specific development plan be proposed at the time any part of this area is rezoned. The proposal plan would include urban scale development and improvements and would identify the service providers. If the area is to be annexed, a development plan and petition to annex would have been filed.
- 3 The residential areas within the Two Rivers Master Plan Amendment should be designated to provide a residential density of up to four dwelling units per acre with a higher density being allowed with a provision for the open space and/or park areas as part of an integrated development plan.
- 4 Special consideration and opportunities should be provided to allow the creation of a variety of housing options that include single family, two family, multi-family and mobile home parks as part of an overall development plan.
- 5 Urban standards be developed within the County that are consistent with the development standards used by the City of Kalispell that includes adequate right-of-way, paved roads, pedestrian access and storm water management plans.
- 6 As development in this area occurs an adequate provision be made for parks, recreation and open space areas that can be used on a regional, community or neighborhood level.
- 7 The area at the southeast corner of Whitefish Stage Road and Rose Crossing be designated as Neighborhood Commercial and it would be anticipated that the uses and services offered in this area would be within the scale and character of the neighborhood in which it is located.
- 8 During the review of specific development proposals, an adequate provision be made for the future expansion and connection of roadways in the area to insure that a grid street system can be established and that adequate upgrades to existing roads such as Rose Crossing and

Whitefish Stage Road are made or can be made in the future including provisions for a 120' right of way on Whitefish Stage Road, a 120' right of way on Rose Crossing and an 80' right of way on all other roads in the plan area

- 9 It is recognized that as this area grows there will be additional impacts on fire and police services and those impacts must be mitigated by the users. The need for a future fire station and police substation in the area will be addressed through the use of waivers to the creation of a special improvement district, special improvement district, impact fees or other mutually agreeable measures.
- 10 Some of the properties within the Two Rivers Plan amendment area are environmentally sensitive and will require special consideration in order to mitigate potential impacts to groundwater, surface water and the scenic environment. Those mitigation measures shall be identified and made part of the project review process and specific development proposals are considered either by the City or the County.
- 11 A grid system and road designations shown on the attached map, shall be established across the plan by recommendation of the County Road Supervisor, Flathead County Planning Board and Staff, and the Long Range Planning Task Force.
- 12 A 50 foot minimum setback shall be required from the High Water Mark of waterways for any structure.